

±7,833 SF Freestanding Building For Lease

4451 E. Sunset Rd. | Henderson, NV 89014

The subject property is a ±7,833 square foot retail building constructed in 1995. The building offers an extensive window line, open space plan, and maintains a parking ratio of +/-4.5:1000 which is ideally suited for any use that requires ample student or employee parking. Located in the South East/ Henderson market near the I-95 and I-215 freeways, this property is easily accessible from anywhere in the Las Vegas market.

New Freestanding Retail Building on the Market!



Features, Availabilities & Pricing:

SQUARE FOOTAGE

+/-7,833 Square Feet

RENTAL RATES

\$1.05 psf NNN

FEATURES

- Owner willing to divide
- Immediate Availability
- 4.51/1,000 Parking Ratio
- Near I-215 & US-95 Freeways
- Built in 1989
- New on the Market
- On E. Sunset near W. Sunset Rd.

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4451 E. Sunset Rd.

Property Demographics:

	1 mile	3 miles	5 miles
Population	17,175	145,891	355,832
Avg. Household Income	\$50,516	\$56,033	\$52,929
Total Housing Units	7,507	56,485	140,302

Traffic Counts	
E. Sunset	31,517 VPD
S. Pecos	29,056 VPD
W. Sunset	28,973 VPD

Available Space:

Total Sq. Ft.	Asking	Lease Type	CAM
7,833	\$0.99	NNN	\$0.26

Aerial Map

